BOOK 11003 PAGE 708 Realty 48A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Martha B. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 98

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires 5-16-99

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha B. Brown (NAME)	Martha B. Brown (NAME)	82-09-203
1325 & 1329 Third Avenue North (ADDRESS)	905 Montrose Avenue (ADDRESS)	82-09-204
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frank A. Wilk, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha B. Brown

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
Land in Davidson County, TN, being the southerly 45 feet 2 inches of the easterly part of Lot No. 18 on the Plan of D.T. McGavock's First Addition, of record in Book 10, Page 606-609, Register's Office for said County.

Said part of Lot No. 18 fronts 45 feet 2 inches on the westerly side of Third Avenue, North, formerly College Street, and runs back between parallel lines 177.4 feet, more or less, to an alley.

TRACT II:
Land in Davidson County, TN, being the easterly part of the northerly 50 feet of Lot No. 18 on the Plan of D.T. McGavock's First Addition, of record in Book 10, Page 606-609, Register's Office for said County.

Said part of Lot No. 18 fronts 50 feet on the westerly side of Third Avenue, North, formerly College Street, and runs back between parallel lines, with the southerly margin of Taylor Street, 86 feet, more or less, to the eastern boundary line of the property conveyed to J. C. Neighbors and wife, by deed from C. T. Kyle, of record in Book 1431, page 257, said Register's Office.

Being part of the same property conveyed to Frank A. Wilk, Jr., as to 70.28% by quitclaim deed from Herbert-Wilk Real Estate of record in Book 8616, Page 772, and as to 29.72% by quitclaim deed from R.D. Herbert, III, of record in Book 8616, Page 778, Register's Office for Davidson County, TN.

Subject to all matters shown on the plan of record in Book 10, Pages 606-609, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1325 & 1329 Third Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of July, 19 98

Frank A. Wilk, Jr.

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank A. Wilk, Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 1st day of July, 19 98.

Commission expires May 16, 1999

Notary Public

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires: 5-16-99

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

04581781

IDENTIFICATION REFERENCE

98 JUL -2 AM 11:04

ELIA [illegible] REGISTER
DAVIDSON COUNTY TN.

B975 07/02 0101 03CHECK 140.50

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11003 PAGE 710

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	140.50
CHECK	140.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8975

0458178
IDENTIF. A REFERENCE

98 JUL -2 AM 11:04

REGISTER
DAVIDSON COUNTY, TN

No. 1314748